



County of Los Angeles
CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

November 20, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**APPROVAL TO EXCHANGE REAL PROPERTY WITH
ADJACENT PROPERTY OWNER AT FIRE STATION NO. 19
1729 WEST FOOTHILL BOULEVARD, LA CANADA FLINTRIDGE
(FIFTH DISTRICT) (4 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD, ACTING AS THE GOVERNING BODY
OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES
COUNTY:**

1. Find that the exchange of the real property contemplated by the Purchase and Sale Agreement is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines (class 5 and class 12) and the County of Los Angeles' (County) Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Make a finding that Consolidated Fire Protection District of Los Angeles County (District) real property identified as parcel No. 2-1EX in Exhibit A to the Quitclaim Deed, and depicted in the map marked as Exhibit B (District Property), is not required for District use.
3. Make a finding that the real property identified as parcel No. 2-2PP in Exhibit A to the Grant Deed, and depicted in the map marked as Exhibit B (Adjoining Property), is required for District use.

4. Instruct the Chairman to execute the Purchase and Sale Agreement for the exchange of real property.
5. Instruct the Chairman to execute the Quitclaim Deed conveying the District's right, title, and interest in the District Property.
6. Authorize and instruct the Chief Executive Office (CEO) to accept the original executed Grant Deed conveying the Adjoining Property to the District and to record the Quitclaim Deed and Grant Deed concurrently.
7. Instruct the Auditor-Controller to deposit the amount of \$12,000 representing the value difference between the District Property and the Adjoining Property into the District's Capital Projects ACO Fund (J13).
8. Authorize the CEO to execute any other documents necessary to complete the exchange transaction, upon approval by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended exchange of real property with the property owner adjacent to Fire Station No. 19 is to resolve an encroachment problem created by the construction of a block wall and landscaping improvements in an improper location. The placement of the improvements, as determined by a licensed surveyor, created encroachments upon both properties. The proposed exchange of properties will mirror the actual use of the property by both the District and the adjoining owner and avoid the time and expense associated with demolition and reconstruction of existing improvements.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that we provide the public with services that are beneficial and responsive (Goal 1). The exchange of real property with a private owner to resolve a boundary problem is consistent with that Goal.

FISCAL IMPACT/FINANCING

It has been determined by an appraisal conducted by CEO staff, that the difference in value between the parcels to be exchanged is \$12,000 in favor of the District. These funds will be deposited into the District's Capital Projects ACO Fund (J13).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The District owns a parcel of land located at 1729 West Foothill Boulevard, La Canada, Flintridge, which is improved with Fire Station No. 19. The adjacent property, located at 1739 Foothill Boulevard, is owned by the Kanthi T. De Silva Living Trust, et. al. (Kanthi). A land survey conducted by the Department of Public Works (DPW) has determined that Kanthi is encroaching upon the District's property. The total land area of the encroachment is 427 square feet, legally described in the Quitclaim Deed's Exhibit A as parcel No. 2-1EX. The District is likewise encroaching upon Kanthi's property by 51 square feet. This parcel is also legally described in the Grant Deed's Exhibit A as parcel No. 2-2PP, and both are depicted in the map attached hereto and marked as Exhibit B. It has been determined that the most cost effective way to resolve the encroachment problem is to effect an exchange of parcels to reflect their current use. The Fire Chief concurs with this approach. An appraisal performed by CEO staff has concluded the value difference between the exchange parcels is \$12,000 in favor of the District, and Kanthi has rendered payment in said amount.

The exchange of properties is authorized by the Health and Safety Code Section 13861(b), which allows the District to acquire or dispose of any real property for its benefit.

ENVIRONMENTAL DECLARATION/ENVIRONMENTAL IMPACT REPORT

A preliminary review has determined that the recommended action is categorically exempt under Class 5 (Minor Alterations in Land Use Limitations) and Class 12 (Surplus Government Property Sales) of the CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

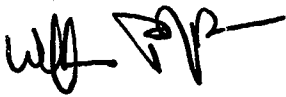
There is no significant negative impact from the transaction as the District Property to be conveyed is not needed for any present or future District purposes.

The Honorable Board of Supervisors
November 20, 2007
Page 4

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an executed Purchase and Sale Agreement, executed Quit Claim Deed, two certified copies of the Minute Order, and the adopted, stamped, Board letter to the CEO, Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a stylized flourish.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DL:JSE
CB:PT:dd

Attachments (3)

c: County Counsel
Auditor-Controller
Fire Department

Firestation.No.19.bl

**SALE AND EXCHANGE AGREEMENT FOR TRANSFER OF REAL PROPERTY
BY AND BETWEEN KANTHI T. DE SILVA LIVING TRUST, ET AL AND THE
CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY**

This Sale and Exchange Agreement ("Agreement") is made and entered into this _____ day of _____, 2007, by and between Kanthi at. De Silva, Trustee of the Kanthi T. De Silva Living Trust, dated September 12, 1996, as to an undivided 50% interest and Selvanayagam Hyginus Bernard Joseph and B. Padmini Joseph, Trustees of the Joseph Family Trust dated January 22, 1997, as to an undivided 50 percent interest (Collectively, "Kanthi") and the Los Angeles County Board of Supervisors ("Board") acting as the Governing Body of the Consolidated Fire Protection District of Los Angeles County, ("District").

WHEREAS, District is the owner of that certain real property located at 1729 West Foothill Boulevard, La Canada Flintridge, CA ("District Property") and Kanthi is the owner of that certain real property located at 1739 West Foothill Boulevard, La Canada Flintridge ("Kanthi Property"); the parties agree as follows:

1. Recitals. It has been determined that a block wall was constructed at some unknown time in the past that encroaches upon both the District Property and the Kanthi Property. Rather than removing the encroachment, the District and Kanthi desire and agree to exchange portions of each of their properties and effect a lot line adjustment in conformance with the location of the block wall. The area on the District Property to be conveyed to Kanthi is legally described as Parcel No. 2-1EX attached hereof. This area is depicted as Parcel No. 2-1EX on the map attached hereto and incorporated herein by this reference and marked as "EXHIBIT B" ("District Parcel"). The area on the Kanthi Property to be conveyed to the District is legally described and referred as Parcel No. 2-2PP and is depicted as Parcel No 2-2PP also noted on the map marked as "EXHIBIT B" ("Kanthi Parcel").

1.1 Consideration. The proposed transfer of the District Parcel from the District to Kanthi and the transfer of the Kanthi Parcel from Kanthi to the District would be a mutually beneficial resolution to the encroachment problem caused by the block wall and the least costly resolution to the parties in the transaction considering the cost of razing and rebuilding the wall and replacing the landscaping and irrigation systems and Kanthi and the District agree that the District Parcel has a value of \$12,000.00 in excess of the value of the Kanthi Parcel. The block wall shall be and remain on the Kanthi Parcel and shall be maintained in good condition and repair by Kanthi.

1.2 Surplus Property. It has been determined by the Board that the District Parcel is surplus to the District's needs.

2. Purchase and Exchange.

- 2.1 Agreement to Exchange. The District agrees to transfer the District Parcel to Kanthi, and Kanthi agrees to accept the District Parcel and transfer the Kanthi Parcel to the District, which the District agrees to accept, all on the terms and conditions set forth herein.
- 2.2 Additional Consideration. As additional consideration for the purchase and exchange of the subject properties, Kanthi shall also pay the sum of twelve-thousand dollars (\$12,000) to the District representing the value of the District Parcel in excess of the value of the Kanthi Parcel ("Additional Consideration"). The Additional Consideration shall be paid by check drawn upon a United States bank and shall be deposited along with two executed copies of this Agreement with the District. Said sum shall only be refunded in the event the Board fails to ratify this Agreement within 180 days from the date of the District's receipt of the Additional Consideration and the documents to be delivered by Kanthi pursuant to section 3.3 hereof.
- 2.3 Effective Date of Agreement and Deliveries. This Agreement shall have no force or effect until approved on behalf of the District by the Board at a duly noticed public hearing. This Agreement shall be filed with the Board for approval upon the deliver by Kanthi to the District of those items set forth in section 3.3 hereof.

3. Transfer of Property Interests.

- 3.1 Deeds. The District has caused the preparation of a grant deed for the Kanthi Parcel ("Kanthi Deed") and a quitclaim deed with a reservation for mineral, oil and gas rights for the District Parcel ("District Deed") both of which are attached hereto as EXHIBIT C and EXHIBIT D, respectively, and incorporated herein as though set forth in full. Kanthi and the District approve the form of the Kanthi Deed and the District Deed
- 3.2 Condition of Title. Kanthi warrants and represents that the conveyance of the Kanthi Parcel is of good and marketable fee title absolute subject only to taxes, a lien not yet due or payable, and easements for public utilities. This warranty of title is intended to survive the Closing. Prior to the Closing, Kanthi shall use best efforts to remove any other items disapproved by the District. If the item cannot be removed, said item may be eliminated by any feasible method that is mutually acceptable to the parties. If the parties do not agree on an acceptable method of removing any disapproved exceptions for any reason, either party, as its sole and exclusive remedy, may (i) waive this condition and proceed with this transaction, or (ii) terminate this Agreement and neither party shall have any further liability to the other.
- 3.3 Delivery of Agreement and Documents. Kanthi shall deliver to District the following fully executed documents in recordable form on or before December 31,

2007, the fully executed notarized Kanthi Deed; a release and removal of the Lease as to the Kanthi Parcel, and a document removing any other exceptions to title disapproved in writing by District on or before December 31, 2007 ("Recordable Documents"). Kanthi shall also deliver to District on or before December 31, 2007, an executed copy of this Agreement; executed Trust Certifications in form approved by the District for each of the trusts that form Kanthi; a Certificate of Acceptance of the District Deed, and the Additional Consideration. Kanthi authorizes District to record the Recordable Documents in the Official Records of Los Angeles County ("Official Records") when it records the District Deed in the Official Records and executes a Certificate of Acceptance of the Kanthi Deed.

- 3.4 District's Conditions to Closing. District's obligation to consummate the transaction contemplated by this Agreement is conditioned upon: (i) Receipt and approval of all of the documentation and Additional Consideration set forth in section 3.3 hereof; (ii) Kanthi's representations, warranties and covenants being true and correct as of the Closing. Upon non-satisfaction of any of the above conditions, the District shall allow Kanthi a reasonable opportunity to cure by any reasonable method. If Kanthi fails to cure, the District may, in writing, terminate this Agreement and the parties shall have no further obligations pursuant to this Agreement.
- 3.5 Closing. For purposes of this Agreement, the "Closing" shall be defined as the recordation of the Kanthi Deed and the District Deed in the Official Records. The parties agree to use their best efforts to effect the Closing no later than twenty (20) business days following the District's approval of this Agreement. The parties may agree in writing to extend the Closing beyond that date, if such an extension appears to either party to be necessary.
4. Compliance with City Requirements. Kanthi shall be responsible at its cost and expense, including all necessary fee's and professional services required by the City of La Canada Flintridge ("City"), to apply for and obtain approval from the City to effect the proposed lot line adjustment.
5. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested or by Express Mail or Federal Express to the following address:

To County: County of Los Angeles
Chief Executive Office
Real Estate Division
222 South Hill Street, 3rd Floor
Los Angeles, California 90012
Attention: Carlos Brea

With a Copy to: County of Los Angeles
Chief Executive Office
Room 754 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Attention: John Edmisten

With a Copy to: Office of County Counsel
Room 653 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Attention: Amy Caves

To Kanthi: Kanthi De Silva
1739 West Foothill Boulevard
La Canada Flintridge, CA 91011

Notice shall be deemed, for all purposes, to have been given on the date of personal service or three (3) consecutive calendar days following the deposit of the same with a carrier as specified above. Notice of change of address shall be given by written notice in the manner detailed in this paragraph.

6. Representations and Warranties of the Parties. In consideration for entering into this Agreement and as an inducement to the transaction contemplated herein, each of the parties hereto makes the following representations and warranties, each of which is material and is being relied upon by the other and the truth and accuracy of which shall constitute a condition precedent to each parties' obligations hereunder. Each of the following representations and warranties shall be deemed to have been remade as of the Closing.
- 6.1 Power. Each party has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby.
- 6.2 Requisite Action. All requisite action has been taken by each party in connection with entering into this Agreement and the instruments referenced herein and, by the Closing, all such necessary action will have been taken to authorize the consummation of the transactions contemplated by this Agreement. By the Closing, no additional consent of any person or entity, judicial or administrative body, governmental authority or other party shall be required for each party to consummate the transactions contemplated by this Agreement.
- 6.3 Individual Authority. The individuals on behalf of each party executing this Agreement, and the instruments referenced herein, have the legal power, right

- and actual authority to bind their respective party to the terms and conditions hereof and thereof.
- 6.4 Validity. This Agreement and all documents required hereby to be executed by each party are and shall be valid, legally binding obligations of and enforceable against each party in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the rights of contracting parties generally.
7. CEQA Indemnification. Kanthi shall defend, indemnify, and hold District and County's elected and appointed officers, agents and employees free and harmless from and against any and all liabilities, damages, claims, costs and expenses (including without limitation, attorneys' fees, legal expenses and consultants' fees) arising in whole or in part from any action or proceeding brought pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code Section 21000, *et seq.*), relating to the actions contemplated by this Agreement.
8. General Provisions.
- 8.1 Delegation of Authority. The District hereby delegates to its Chief Executive Officer or his designee, the authority to issue any and all approvals required by this Agreement and to execute any and all instruments, other than the District Deed, necessary to consummate this transaction.
- 8.2 Survival of Covenants. The covenants, agreements, representations and warranties made herein are intended to survive the Closing and recordation and delivery of the Deeds conveying the respective parcels.
- 8.3 Entire Agreement. This Agreement contains the entire agreement between the parties hereto and no addition or modification of any term or provision shall be effective unless set forth in writing, signed by both the District and Kanthi.
- 8.4 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same Agreement.
- 8.5 California Law. This Agreement has been made and entered into in the State of California, and shall be construed in accordance with the laws thereof.
- 8.6 Waivers. No waiver by either party of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by either party of the same or any other provision.
- 8.7 Captions. The section and paragraph numbers and captions appearing in this Agreement are inserted only as a matter of convenience and in no way define,

limit, construe or describe the scope or intent of such sections or paragraphs of this Agreement nor in any way affect this Agreement.

- 8.8 Interpretation. Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.
- 8.9 Severability. This Agreement shall not be deemed severable. In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, this Agreement shall be void and of no further effect.
- 8.10 Binding Effect. The provisions of this Agreement shall be binding upon the parties hereto and their respective successors-in-interest.
- 8.11 No Presumption Re: Drafter. The parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any party to be the drafter of this Agreement, and therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.
- 8.12 Assistance of Counsel. Each party hereto either had the assistance of counsel or had counsel available to it, in the negotiation for, and the execution of, this Agreement, and all related documents.

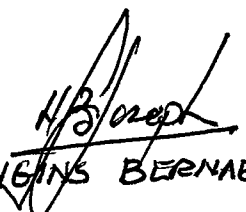
IN WITNESS WHEREOF, Kanthi has executed this Agreement or caused it to be duly executed and the District, by order of its Board of Supervisors, has caused this Agreement to be executed on its behalf by the Chairman of said Board and attested by the Executive Director of the Board of Supervisors on the day, month, and year first above written.

KANTHI T. DE SILVA, TRUSTEE
OF THE KANTHI T. DESILVA
LIVING TRUST

By 
Kanthi T. De Silva

SELVANAYAGAM HYGINUS
BERNARD JOSEPH AND B. PADMINI
JOSEPH, TRUSTEES OF THE JOSEPH
FAMILY LIVING TRUST

By 
B. Padmini Joseph


SELVANAYAGAM HYGINUS BERNARD JOSEPH

ATTEST:

Sachi A. Hamai

Executive Officer- Clerk of
The Board of Supervisors

By _____
Deputy

CONSOLIDATED FIRE PROTECTION
DISTRICT OF LOS ANGELES COUNTY

Chairman, Board of Supervisors

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By 
Deputy: Amy Caves

Fire Station 19 Site (2)
1729 FOOTHILL BOULEVARD,
LA CANADA FLINTRIDGE
A.P.N. 5808-006-900
T.G. 535 (A3)
I.M. 174-217
Fifth District
M04D152601

LEGAL DESCRIPTION

PARCEL NO. 2-1EX (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 11 of the Amended Map of the Hillard Tract, as shown on map recorded in Book 43, page 64, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described in deed to the County of Los Angeles, recorded in Book 34230, page 232, of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at the northwesterly corner of said certain parcel of land; thence South 89°44'10" East 17.00 feet along the northerly line of said certain parcel of land; thence South 85°34'14" West 7.46 feet; thence South 0°03'27" West 36.07 feet; thence North 89°44'10" West 7.90 feet; thence South 0°06'58" West 38.75 feet; thence North 89°44'10" West 1.90 feet to the westerly line of said certain parcel of land; thence northerly along said westerly line, a distance of 75.43 feet to the point of beginning.

Containing: 427± square feet.

APPROVED AS TO DESCRIPTION

September 22, 2003

COUNTY OF LOS ANGELES

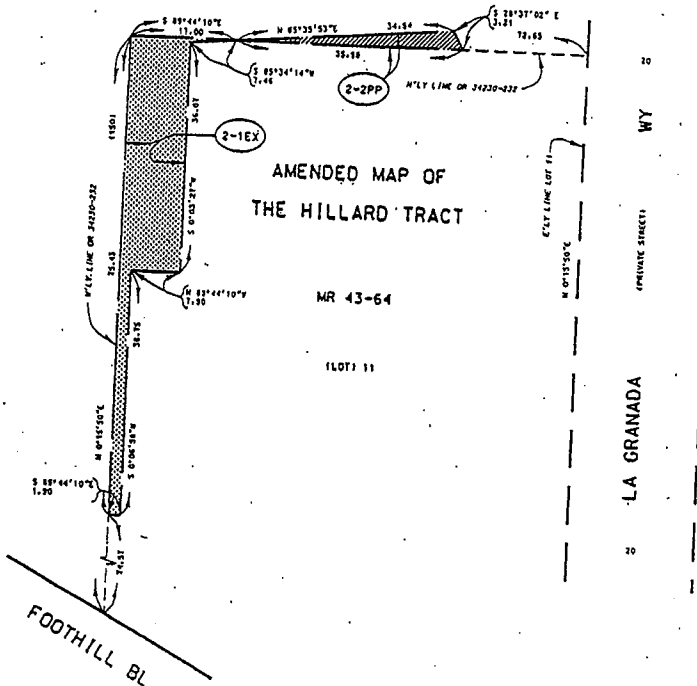
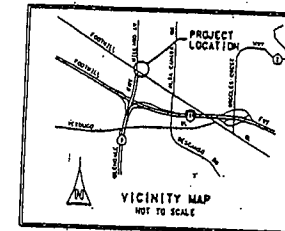
By

[Signature]
SUPERVISING CADASTRAL ENGINEER II

Mapping and Property Management Division

EXHIBIT B

FEDERAL PROJECT NO



- NOTES:
1. DIMENSIONS ARE IN FEET.
 2. () DENOTES RECORD DIMENSIONS.
 3. FOR COMPLETE VESTING INFORMATION SEE TITLE REPORT.
 4. EX DENOTES OUTCLAIM OF EXCESS PROPERTY.
 5. PP DENOTES FEE FOR PUBLIC PURPOSES.

ALL IN THE CITY OF LA CANADA FLINTRIDGE

PARCEL NO.	PROPERTY OWNER	VESTING DEED	AREA		ACQ. RECORDING DATA O.R. DOCUMENT NO.	REFERENCES	REVISED
			TOTAL	ACQ			
2-1EX	LOS ANGELES COUNTY COMMON ISSUED FIRE PROTECTION DISTRICT	DR 71-19814	12,343 SQ FT	427 SQ FT		TO 535 (A3) IN 174-217	
2-2PP	JOSEPH FAMILY TRUST AND DE SILVA TRUST	DR 00-1004044	31,280 SQ FT	51 SQ FT			

RIGHT OF WAY MAP
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
JAMES A. HOYES
DIRECTOR OF PUBLIC WORKS
MAPPING AND PROPERTY MANAGEMENT DIVISION

PREPARED BY: S OLLON	APPROVED BY: <i>[Signature]</i> DATE: 10-21-03
CHECKED BY: H CHENG	PROJECT NAME: FIRE STATION 19 SITE (2)
DATE: 10-21-03	SHEET 1 OF 1 SHEETS

Fire Station 19 Site (2)
1729 FOOTHILL BOULEVARD,
LA CANADA FLINTRIDGE
A.P.N. 5808-006-019
T.G. 535 (A3)
I.M. 174-217
Fifth District
M04D152601

LEGAL DESCRIPTION

PARCEL NO. 2-2PP (Fee for public purposes):

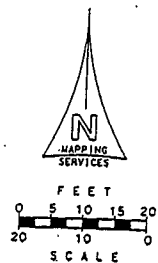
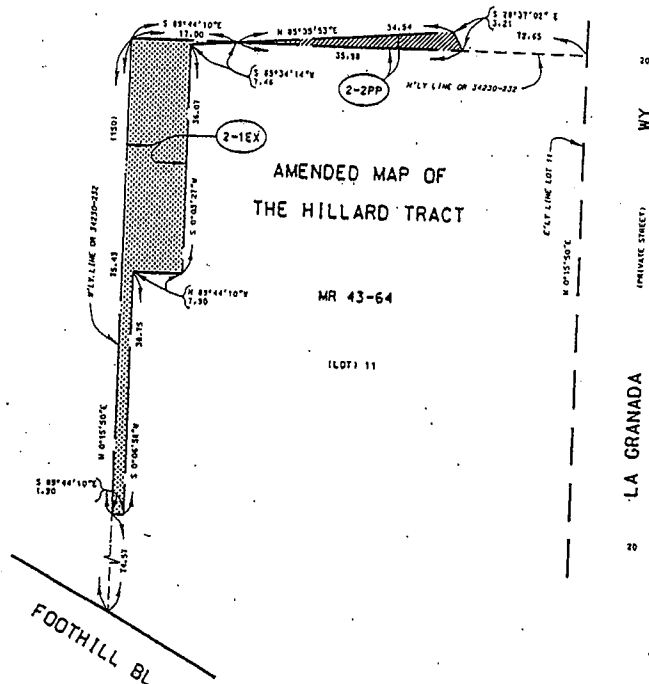
That portion of Lot 11 of the Amended Map of the Hillard Tract, as shown on map recorded in Book 43, page 64, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at a point on the northerly line of that certain parcel of land described in deed to the County of Los Angeles, recorded in Book 34230, page 232, of Official Records, in the office of said Recorder, said point being distant South 89°44'10" East 17.00 feet, along said northerly line, from the northwesterly corner of said certain parcel of land; thence North 85°35'53" East 34.54 feet; thence South 28°37'02" East 3.21 feet to said northerly line; thence North 89°44'10" West, along said northerly line, a distance of 35.98 feet to the point of beginning.

Containing: 51± square feet.

APPROVED AS TO DESCRIPTION
September 22, 2003
COUNTY OF LOS ANGELES
By [Signature]
SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management Division

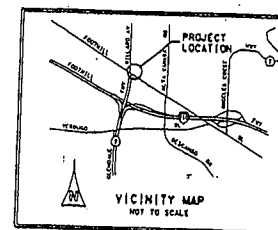
EXHIBIT B




NOTE:

1. DIMENSIONS ARE IN FEET.
2. () DENOTES RECORD DIMENSIONS.
3. * FOR COMPLETE VESTING INFORMATION
SEE TITLE REPORT.
4. EX DENOTES QUITCLAIM OF EXCESS
PROPERTY.
5. PP DENOTES FEE FOR PUBLIC PURPOSES.

ALL IN THE CITY OF LA CANADA FLINTRIDGE

[illegible]

RIGHT OF WAY MAP
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
JAMES A. NOYES
DIRECTOR OF PUBLIC WORKS
PLANNING AND PROPERTY MANAGEMENT DIVISION

CITY COUNTY DISTRICT OFFICE OFFICE OF THE CLERK	APPROVED BY:  MAPPING & PROPERTY MANAGEMENT DATE: 10-27-03 PROJECT NAME: FIRE STATION 19 SITE (2) SHEET 1 OF 1 SHEETS
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ORIGINAL

Exhibit C

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
P.O. Box 1460
Alhambra, CA 91802-1460
Attn: Mapping & Property
Management Division
R/W Engineering Section

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:
5808-006-019 (Portion)

GRANT DEED

For a valuable consideration, receipt of which is hereby acknowledged, KANTHI T. DE SILVA, Trustee of the Kanthi T. De Silva Living Trust, dated September 12, 1996, and SELVANAYAGAM HYGINUS BERNARD JOSEPH and B. PADMINI JOSEPH, Trustees of the Joseph Family Trust, dated January 22, 1997, do hereby grant to the CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES, a political subdivision of the State of California, all that real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

By Kanthi T. De Silva, Trustee 8-10-2004
Kanthi T. De Silva, Trustee

By [Signature]
Selvanayagam Hyginus Bernard Joseph, Trustee

FIRE STATION 19 (2)
Parcel 2-2PP
1729 Foothill Boulevard,
La Canada Flintridge
I.M. 174-217
S.D. 5 M04D152601

By [Signature] 8-12-04
B. Padmini Joseph, Trustee

KDR:in:P:Conf:gdFIRESTATION2-2P

NOTE: Acknowledgment on reverse side

ACKNOWLEDGMENT FORM

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

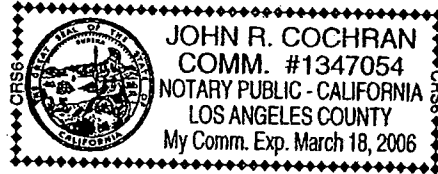
JOHN R. COCHRAN
NOTARY PUBLIC

On 12 AUGUST, before me,
the undersigned, personally appeared PADMINI JOSEPH J
(insert name and title)

KANTHI THAKSALA DESILVA
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

John R Cochran
Signature
JOHN R COCHRAN
(Name, Typed or Printed)



(Seal)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

ACKNOWLEDGMENT FORM
(FOR COUNTY USE ONLY)

State of California)
) ss.
County of Los Angeles)

On 12 AUGUST 2004, before me, CONNY B. McCORMACK, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared _____

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CONNY B. McCORMACK, Registrar-Recorder/
County Clerk of the County of Los Angeles

By _____
Deputy County Clerk

(Seal)

APPROVED as to title and execution,
_____, 20_____
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division
MARTIN J. YOUNG
Supervising Title Examiner III

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer

Dated _____

By _____

ASSISTANT DEPUTY DIRECTOR
Mapping & Property Management Division

REPUBLIC OF SRI LANKA (CEYLON)

CITY OF COLOMBO

SS. EMBASSY OF THE UNITED

STATES OF AMERICA)

ALEXIS L. SMITH

~~Vice Consul~~
~~(officer)~~

_____, Notary Public.
(insert title of the officer)

(insert name(s) and title(s))

WITNESS my hand and official seal.

Signature _____

ALEXIS L. SMITH

Vice - Consul

United States of America
EMBASSY OF THE UNITED STATES OF AMERICA
Colombo, Sri Lanka

(Seal)

Fire Station 19 Site (2)
1729 FOOTHILL BOULEVARD,
LA CANADA FLINTRIDGE
A.P.N. 5808-006-019
T.G. 535 (A3)
I.M. 174-217
Fifth District
M04D152601

LEGAL DESCRIPTION

PARCEL NO. 2-2PP (Fee for public purposes):

That portion of Lot 11 of the Amended Map of the Hillard Tract, as shown on map recorded in Book 43, page 64, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at a point on the northerly line of that certain parcel of land described in deed to the County of Los Angeles, recorded in Book 34230, page 232, of Official Records, in the office of said Recorder, said point being distant South 89°44'10" East 17.00 feet, along said northerly line, from the northwesterly corner of said certain parcel of land; thence North 85°35'53" East 34.54 feet; thence South 28°37'02" East 3.21 feet to said northerly line; thence North 89°44'10" West, along said northerly line, a distance of 35.98 feet to the point of beginning.

Containing: 51± square feet.

APPROVED AS TO DESCRIPTION

September 22, 2003

COUNTY OF LOS ANGELES

By

[Signature]
SUPERVISING CADASTRAL ENGINEER II

Mapping and Property Management Division

EXHIBIT A

ORIGINAL

EXHIBIT D

RECORDING REQUESTED BY
AND MAIL TO:

Kanthi T. De Silva
B. Padmini Joseph
1739 Foothill Boulevard
La Canada Flintridge, CA 91011-2950

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
COUNTY OF LOS ANGELES

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
5808-006-900 (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, a body corporate and politic, does hereby remise, release, and forever quitclaim to KANTHI T. DE SILVA, Trustee of the KANTHI T. DE SILVA LIVING TRUST, dated September 12, 1996, and SELVANAYAGAM HYGINUS BERNARD JOSEPH, and B. PADMINI JOSEPH, Trustees of the JOSEPH FAMILY TRUST, dated January 22, 1997, all its right, title, and interest in and to all that real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof, and is depicted on the map attached hereto as Exhibit B and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

Dated _____

CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY,
a body corporate and politic

By _____
Chairman, Board of Supervisors
of the County of Los Angeles,
as the governing body of the Consolidated Fire
Protection District of Los Angeles County

(COUNTY-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

FIRE STATION 19 (2)
Parcel 2-1EX
1729 Foothill Boulevard
La Canada Flintridge
I.M. 174-217
S.D. 5 M04D152601

By _____
Deputy

KDR:bw/qcdFIRESTN2-1EX 32607

Note: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code, which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, as the governing body of the Consolidated Fire Protection District, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED as to form

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

Fire Station 19 Site (2)
1729 FOOTHILL BOULEVARD,
LA CANADA FLINTRIDGE
A.P.N. 5808-006-900
T.G. 535 (A3)
I.M. 174-217
Fifth District
M04D152601

LEGAL DESCRIPTION

PARCEL NO. 2-1EX (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 11 of the Amended Map of the Hillard Tract, as shown on map recorded in Book 43, page 64, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described in deed to the County of Los Angeles, recorded in Book 34230, page 232, of Official Records, in the office of said Recorder, within the following described boundaries:

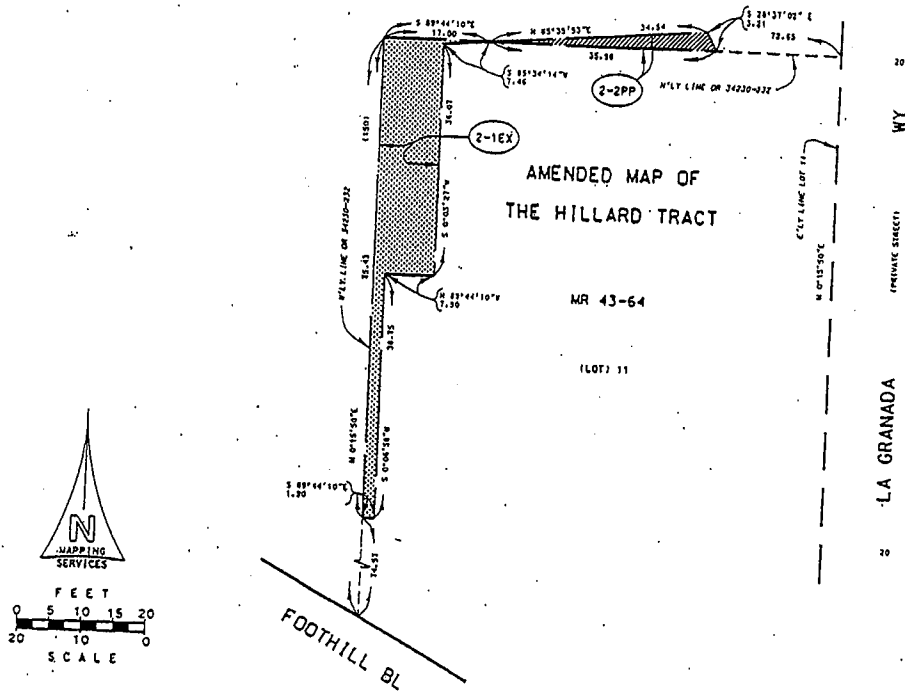
Beginning at the northwesterly corner of said certain parcel of land; thence South 89°44'10" East 17.00 feet along the northerly line of said certain parcel of land; thence South 85°34'14" West 7.46 feet; thence South 0°03'27" West 36.07 feet; thence North 89°44'10" West 7.90 feet; thence South 0°06'58" West 38.75 feet; thence North 89°44'10" West 1.90 feet to the westerly line of said certain parcel of land; thence northerly along said westerly line, a distance of 75.43 feet to the point of beginning.

Containing: 427± square feet.

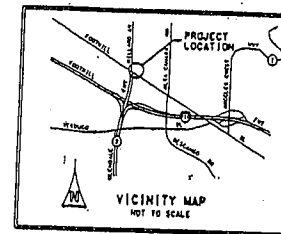
APPROVED AS TO DESCRIPTION
September 22, 2003
COUNTY OF LOS ANGELES
By *[Signature]*
SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management Division

EXHIBIT A

EXHIBIT B



FEDERAL PROJECT NO



AMENDED MAP OF
THE HILLARD TRACT

MR 43-64

(LOT) 11

20
WY

PRIVATE STREET

LA GRANADA

20

RIGHT OF WAY MAP
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
JAMES A. NOYES
DIRECTOR OF PUBLIC WORKS
PLANNING AND PROPERTY MANAGEMENT DIVISION

NOTE:

1. DIMENSIONS ARE IN FEET.
2. () DENOTES RECORD DIMENSIONS.
- * 3. FOR COMPLETE VESTING INFORMATION
SEE TITLE REPORT.
4. EX DENOTES QUITCLAIM OF EXCESS
PROPERTY.
5. PP DENOTES FEE FOR PUBLIC PURPOSES.

ALL IN THE CITY OF LA CANADA FLINTRIDGE

[illegible]

SHEET 1 OF 1 SHEETS

PART NAME: WASH-1003, THE, IN
 DATES: 9/27/03 BY: 3 BILL